

## **Minutes of East Cocalico Township Transportation Impact Fee Advisory Committee**

**Meeting Date: January 19, 2015**

Location: Township Municipal Building, 100 Hill Road, Denver, PA 17517

**Members Attending:** Mark Janke, Paul Keller, David Lutz, Doug Nedimyer, May Roth, Shad Sahm, Jamie Sweigart, Brian Wise.

**Others:** Scott Russell, Matt Creme, Mark Hiester.

### **Call to order**

The annual regular meeting convened at 7:00pm.

### **Public Comment**

No comment, no public present.

### **January 20, 2014 Meeting Minutes**

On a motion Sahm, seconded by Nedimyer, the minutes were unanimously approved 8 to 0.

### **Solicitor Legal Update**

Nothing to report, it has been a quiet year for TIF legal issues. A Commonwealth Court case decision is expected where a developer is challenging Perry Township's (Berks County) denial of direct access to a higher order roadway.

### **Committee Roster Update**

It was noted that members Louis Hurst and Marcia Martin have not attended committee meetings in the last two years. The state planning code requires at least 40 percent of the committee members to be representatives of the real estate, commercial and residential development, and building industries. The committee has ten members including Sahm and Martin. Hurst, Nedimyer, Sweigart, and Hurst are considered representative of the above industries.

### **Fees Collected**

\$20,000 Morphy Auction House (Interim)  
\$4,521 Horst Signs (West)  
\$28,633 Kyma Seafood Restaurant (West)  
\$95,130 Dollar General (South)  
\$52,900 Pet Food Experts, 561 South Muddy Creek Road (Waiver)  
\$12,056 Four Seasons Produce 30,000 square foot expansion (West)  
\$213,240 total collected so far.

### **Approved Plans Expected to Pay**

Fox Brooke (421 dwellings) was not in TIF program but it is expected to pay at least \$700,000.  
Sturdy Built 9,575 square foot expansion and \$4,536 fee.  
WEH Enterprises, 54 Denver Rd, 73,000 square foot building proposed.  
Blaise Alexander Ford Dealership possible expansion.  
Morphy Auctions possible new car auction building. The wetlands near Denver Road are a concern for the construction of the paper street connection abutting this site.

### **Transportation Projects Status**

Denver Road Bridge: \$251,000 Rettew permitting and design work under way:

In a meeting with the Lancaster County Chamber of Business and Industry and Summer's Trucking, the Lancaster County Commissioners told township officials that state and federal funding for local bridges is not likely at this time. There is not enough state and federal funding for the structurally deficient state bridges in the county. While the Denver Road Bridge is structurally deficient it is not weight restricted yet. If it becomes weight restricted to trucks, then it could become eligible for state and federal funding which could take years to be issued and much longer to be completed. That was considered too long for the Denver Road Bridge to be weight-restricted. So, the township decided to fund the replacement itself.

Routes 272 & 897 and Route 272 & Muddy Creek Road Intersections with Fox Brooke

The proposed Fox Brooke 421-plus dwelling village overlay development with commercial square footage may be required by PennDOT to improve these intersections. The Routes 272/897 intersection may get a left turn lane added on the north leg. The Muddy Creek Road/Route 272 intersection may get a simple traffic control signal without any left turn lanes or phases.

PennDOT's Colonel Howard Boulevard PennDOT resurfacing project, includes the state spending \$1 million repairing and overlaying the roadway even though it will be for a 10-year or so, short-term fix.

Cocalico Commons Shopping Center has township conditional use and final plan approvals but each with conditions. The PennDOT resurfacing project above, changing market conditions and other factors could change the terms of the approvals, possibly resulting in another conditional use hearing and a restart of the land development process. The plan is still valid, like several other plans, beyond the typical time requirements because the state passed a permit extension act in 2010 giving such approvals life to July 2016.

### **Fee Program Changes Possible**

Rose Hill Farms 303 possible dwellings may be a bog turtle preserve.

Other TIF programs are noticing slower increases in background traffic and some changing traffic patterns. An apparently softer housing market, combined with different driving habits here may affect the township's program if it continues over time. With less housing being built there may be less traffic than anticipated. Sahm reported that in his work in Delaware County, however, housing construction is robust.

With no further business Chairperson Sweigart adjourned the meeting at 8:01pm.

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Respectfully submitted,

Mark Hiester